



LOT COMBINATIONS

Purpose: The purpose of the lot combination procedure is to allow an owner of two or more contiguous lots to combine them into one lot without a subdivision map.

Code Reference: Fremont Municipal Code Title 8, Chapter 1, Article 4, Section 8-1446 and State Subdivision Map Act, Section 66499.2034.

I understand that my application review may be delayed if required materials are missing from the submittal package.

Project Applicant

Date

Submittal Requirements:

- 1. A completed Planning application form including:

Part I: Project information and the current property owner(s) signature authorizing the project proposal.

Part II Reimbursement Agreement with signature of the billing party acknowledging responsibility for charges.

Part III: A list of all consultants proposed to be involved with the project, or a statement that none are proposed to be involved.

Part IV: A statement signed by the applicant indicating whether the project site is found on the Hazardous Waste and Substances Sites List pursuant to California Government Code Section 65962.5.

Part V: Development Statistics

- 2. A current preliminary title report for each parcel to be combined. The preliminary title report must show the same property owner as the owner of all the affected parcels.
- 3. The number of plans required to be submitted in conjunction with the application are twelve copies, 8-1/2" x 11" including the following items:
 - a. Vicinity map showing a one-half mile radius of the site.
 - b. Exterior boundaries;
 - c. Existing lot lines;

- d. Proposed adjustment to lot lines;
- e. Scale (written and graphic) not to exceed 1" = 100';
- f. Existing street rights-of-way;
- g. Existing easements;
- h. Existing and approved structures, and setbacks from existing lot lines;
- i. Dimensions and courses of property lines;
- j. Assessor's parcel numbers;
- k. Zoning;
- l. Areas of each parcel, existing and proposed;
- m. Name of person preparing plat.

- 4. A legal description of the existing lots as existing and as they are proposed to be combined.

Incomplete Applications: An application is considered to be incomplete if any of the items checked on this information sheet have not been included. Processing of the application will be delayed until the submittal is determined to be complete.

Schedule Time Line: Complete applications for lot combinations are acted on by the Assistant City Manager in three to four weeks. Staff will prepare a Declaration of Merger to be signed and notarized by the property owner.

Fees: The minimum deposit for an application for a lot combination is \$_____ and is due at the time of submittal. The actual charge will be based on staff time required to process the application. Progress billings will be invoiced during the review of the project if charges exceed the minimum deposit. A refund will be invoiced at the completion of the project review if excess funds have been paid.

Requirements described on this sheet are subject to change. If you need additional information or clarification to prepare your submittal please contact the staff person who furnished you this sheet for further assistance.

Information sheet furnished by:_____ Phone: (510) 494-_____

for proposal:_____

_____ Date:_____